

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 24
Meeting Date: 09/05/02

SUBJECT: NEW SCHOOL FOR THE ARTS #SBD-2002.62

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

LEGAL REVIEW BY: N/A

BRIEF: Request by New School for the Arts for an Amended Final Subdivision Plat to combine three parcels into one lot, located at 1216 East Apache Boulevard.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **NEW SCHOOL FOR THE ARTS** (Scottsdale Horizon Charter School, Ron Caya, property owner) for an Amended Final Subdivision Plat to combine three parcels into one lot on 4.98 net acres, located at 1216 East Apache Boulevard. The following is requested from the City of Tempe:

#SBD-2002.62 An amended final subdivision plat for one lot on 4.98 net acres.

Document Name: 20020905devsrh01 **Supporting Documents:** Yes

SUMMARY: The New School Center for the Arts acquired three existing parcels located at the southwest corner of Dorsey Lane and Lemon Street. The intention is to combine those three parcels into a single lot. Parking and the existing buildings will be located on the new lot. The main entrance to the school is on Apache Boulevard and the area at the southwest corner of Dorsey Lane and Lemon Street will be used for parking and future classroom space if needed. The proposed amended subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff - Approval
Public - None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments / Conditions of Approval
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Letter of Authorization
 - D. Amended Final Subdivision Plat

HISTORY & FACTS:

- February 16, 1999. The Hearing Officer approved a use permit request by Horizon School / Community to allow a charter school located at 1216 East Apache Boulevard in the C-2, General Commercial District.
- August 25, 1999. The Board of Adjustment approved a request by Horizons Schools for a use permit and two variances.
- June 18, 2002. The Hearing Officer approved a use permit request by New School for the Arts to allow a visual and performing arts charter school (grades 9 to 12) in the C-2 General Commercial District.

DESCRIPTION: Owner – Scottsdale Horizon Charter School, Ron Caya
Applicant – Debbie Rowe
Engineer – DRW Engineering, Inc.
Existing zoning – C-2/R-3/R-4
Total site area – 4.98 net acres
Number of lots proposed - 1

COMMENTS: The New School Center for the Arts acquired three existing parcels located at the southwest corner of Dorsey Lane and Lemon Street. The intention is to combine those three parcels into a single lot. Parking and the existing buildings will be located on the new lot. The main entrance to the school is on Apache Boulevard and the area at the southwest corner of Dorsey Lane and Lemon Street will be used for parking and future classroom space if needed. The proposed amended subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

**REASON(S) FOR
APPROVAL:**

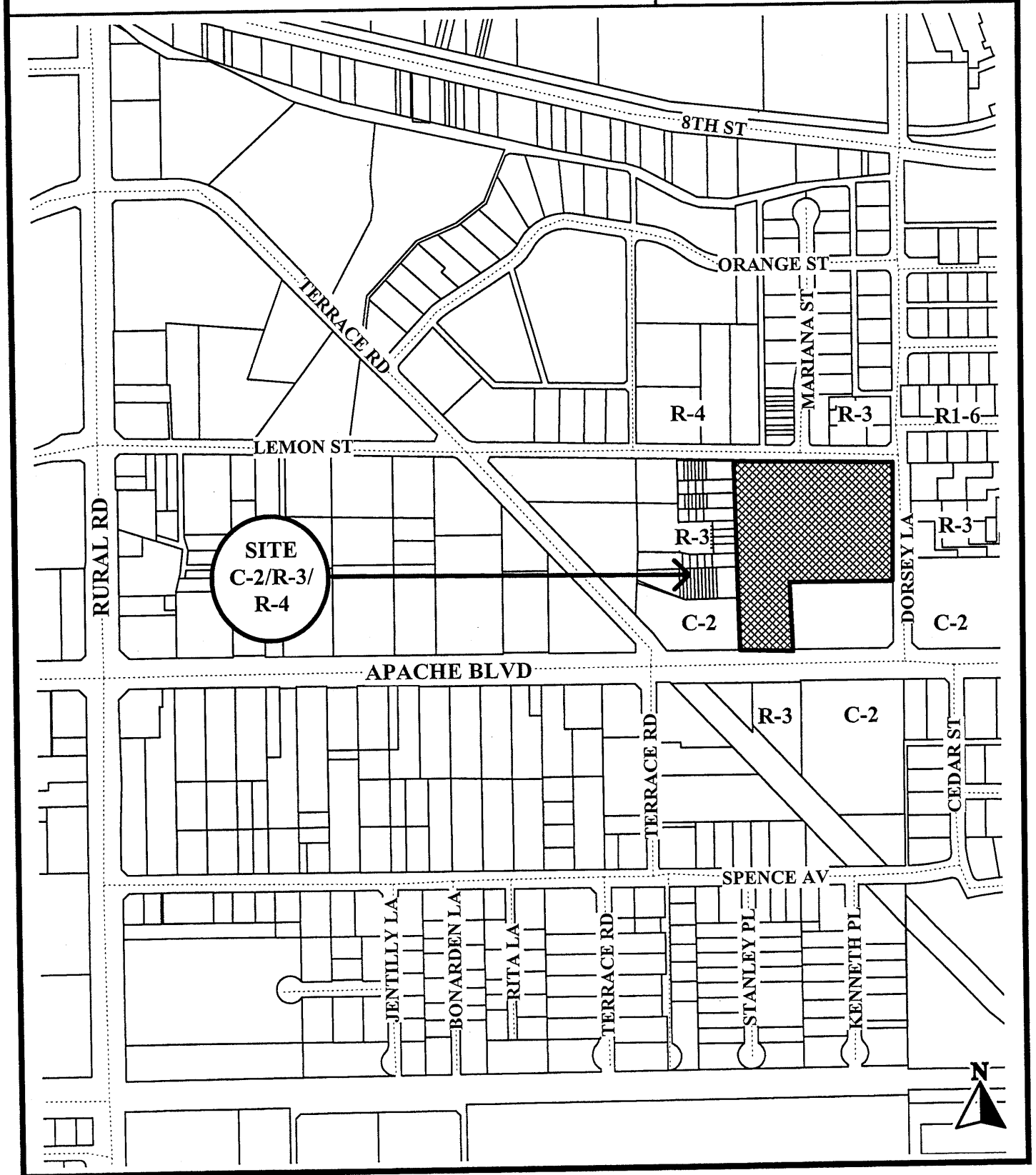
1. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2. a. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval from the City of Tempe.
4. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded, **on or before September 5, 2003** with the Maricopa County Recorder's Office through the City of Tempe Development Services Department. The Planning Division, prior to recordation, shall review details of the document format.

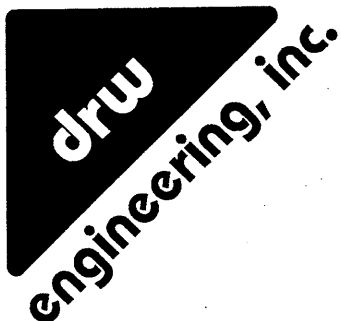
NEW SCHOOL FOR THE ARTS

SBD-2002.62



Location Map

A



1951 West Camelback Rd., Suite 435
Phoenix, Arizona 85015
Tel: (602) 246-1111
Fax: (602) 246-9133
E-Mail: drw@drwengineering.com

August 1, 2002

City of Tempe
Planning Department
31 E. 5th Street
Tempe, AZ 85282

Re: New School for the Arts
1216 E. Apache Blvd.
Tracking No. DS020595

To Whom It May Concern:

We have prepared a Final Plat for this site for the purpose of combining three lots purchased by the New School for the Arts into one parcel. The Assessor parcels numbers as they now exist are 132-73-138C, 138D and 138E.

An additional 5 feet of right-of-way in Apache Blvd. is also being dedicated with this Final Plat, as required by the City of Tempe.

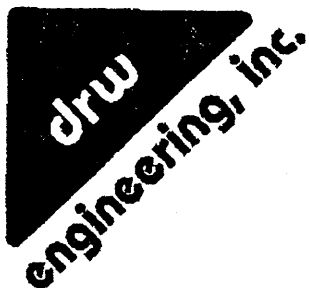
Sincerely,

A handwritten signature in cursive script that reads "Debbie Rowe".

Debbie Rowe
Project Coordinator

B

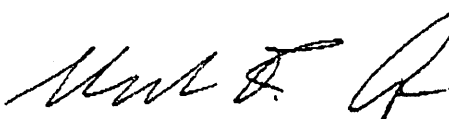
Civil Engineering Services
C. Don Walding, P.E., R.L.S.



1951 West Camelback Rd., Suite 435
Phoenix, Arizona 85015
Tel: (602) 246-1111
Fax: (602) 246-9133
E-Mail: drw@drwengineering.com

Project Name: New School for the Arts
Project Address: 1216 E. Apache Blvd., Tempe, AZ

I/We hereby request that DRW Engineering, Inc. be authorized to act on behalf of the
Owner in submitting the necessary documentation for a Final Plat to be reviewed by the
City of Tempe Development Services Department.



Owner Name/Title
RON CAYA, Executive Dean
Owner Signature

8/2/02
Date

Civil Engineering Services
C. Don Walding, P.E., A.L.S.

C

